067.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,450,200 / 1,450,200
					USE VALUE:	1,450,200 / 1,450,200
					ASSESSED:	1,450,200 / 1,450,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS PAUL A & STEPHANIE S
Owner 2:	
Owner 3:	
Street 1:	66 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GORDON DAVID B & KIERA E -
Owner 2:	-
Street 1:	66 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1933, having primarily Brick Veneer Exterior and 4346 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9362.000	954,500	5,100	490,600	1,450,200
Total Card	0.215	954,500	5,100	490,600	1,450,200
Total Parcel	0.215	954,500	5,100	490,600	1,450,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.66 /Parcel: 333.66

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 42821

GIS Ref

GIS Ref

Insp Date 12/14/18

!5723!

PREVIOUS ASSESSMENT

Parcel ID 067.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	954,500	5100	9,362.	490,600	1,450,200		Year end	12/23/2021
2021	101	FV	901,000	5100	9,362.	490,600	1,396,700		Year End Roll	12/10/2020
2020	101	FV	900,700	5100	9,362.	490,600	1,396,400	1,396,400	Year End Roll	12/18/2019
2019	101	FV	688,000	5100	9,362.	455,600	1,148,700	1,148,700	Year End Roll	1/3/2019
2018	101	FV	688,000	5100	9,362.	455,600	1,148,700	1,148,700	Year End Roll	12/20/2017
2017	101	FV	688,000	5100	9,362.	399,500	1,092,600	1,092,600	Year End Roll	1/3/2017
2016	101	FV	619,900	5100	9,362.	364,400	989,400	989,400	Year End	1/4/2016
2015	101	FV	554,900	5100	9,362.	322,400	882,400	882,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:39:35

LAST REV

Date	Time
10/10/19	14:12:15
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5723

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON DAVID B	67662-225		7/21/2016		1,290,000	No	No		
GORDON DAVID B,	59092-232		5/15/2012	Convenience	1	No	No		
GORDON DAVID B	36855-56		10/29/2002	Family	1	No	No		
ZARTARIAN ROSE	34948-467		3/1/2002		751,900	No	No		
	PR420-820		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	42821
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2016	2183	Redo Bat	30,000	O				reno bath in bsmnt
11/26/2012	1543	Manual	20,950	C				
10/8/2009	970	Wood Dec	40,000					REPL EXISTG DECK &
8/3/2009	658	Add Att	50,000					FINISH ATTIC & ADD
4/16/2003	271	Manual	8,000					NEW FRONT STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
12/14/2018	Inspected	PH	Patrick H
11/15/2018	MEAS&NOTICE	BS	Barbara S
2/18/2010	Info Fm Prmt	BR	B Rossignol
1/9/2009	Meas/Inspect	336	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	163	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9362		Sq. Ft.	Site		0	70.	0.75	12									490,601						490,600	

Total AC/HA:	0.21492	Total SF/SM:	9362	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	490,601	Spl Credit		Total:	490,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	0.95856941
Const Adj.:	1.02979398
Adj $ / SQ:	133.262
Other Features:	170523
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1070034
Depreciation:	115564
Depreciated Total:	954470

COMMENTS

OF=SINK IN BMT & 4 FIXTURES IN FULL BTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	6	M
Totals			
1	12	6	

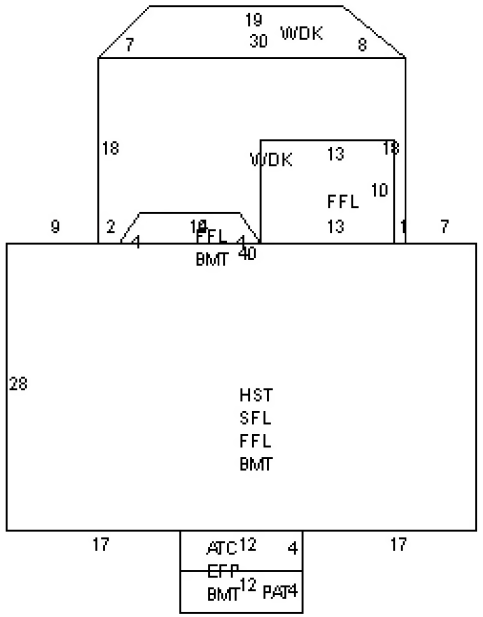
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	194.56
Special Features:	0	Val/Su Net:	177.81
Final Total:	954500	Val/Su SzAd	280.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,454	133.260	193,764
BMT	Basement	1,372	73.560	100,925
SFL	Second Floor	1,288	133.260	171,642
HST	Half Story	644	133.260	85,821
WDK	Deck	497	8.250	4,101
EFP	Enclos Porch	48	74.760	3,589
PAT	Patio	48	6.180	297
ATC	Attic	17	133.260	2,239
	Net Sketched Area:	5,368	Total:	562,378
Size Ad	3402.8	Gross Area	6043	FinArea 4346

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1933	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100